

Outreach Summary

# East Hills Village

Outline Plan + Land Use Redesignation

## What We Heard

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Engagement & Communication Overview | February 2020



## Outreach Summary

### PROJECT BACKGROUND

Minto Communities intends to develop a new neighbourhood in Belvedere that takes advantage of its location on Calgary's east side and its proximity to 17<sup>th</sup> Avenue SE and the MAX Purple BRT route.

The new community will consist of a variety of multi-residential forms including apartments and townhomes, as well as commercial activity concentrated near the intersection of 17<sup>th</sup> Avenue SE and the new 84<sup>th</sup> Street alignment. The residential development will be focused around a central park that functions as the social heart of the community.

#### Project Highlights:

- Increased density in close proximity to public transit
- Diverse housing options for residents of Belvedere
- An alternative to traditional suburban development
- A compact, human-scaled urban form
- Multi-modal transportation choices
- New jobs in the community of Belvedere



Site Context

## Outreach Summary

### PUBLIC OPEN HOUSE

To keep residents of Belvedere informed about the project and to provide opportunities for feedback, the project team facilitated a public open house on Tuesday February 4, 2020. Attendees were presented with a series of information boards outlining the development vision, proposed land use, outline plan, and public park concept.

Participants were encouraged to provide feedback through conversations with the project team and by providing sticky note comments throughout the event.

### COMMUNICATIONS

To maximize attendance at the open house, several advertising methods were adopted:

- **40 postcards** were distributed to nearby residents.
- A **Bold Sign** was rented and placed adjacent to the site on 84<sup>th</sup> Street SE.
- Direct **e-mail communication** with adjacent landowners.



## Outreach Summary

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Community Information Session

20+  
Attendees



## Outreach Summary

### OPEN HOUSE SUMMARY

On Tuesday February 4, 2020, residents of Belvedere were invited to share insights, feedback, and perspectives on the proposed outline plan and land use redesignation for 1880 84 St SE.

The open house provided residents with the opportunity to learn about the proposed development and speak directly with the project's developers, and planners. City staff were also on hand to answer questions.

Information Panels provided attendees with information about the proposed development and the planning process. Participants were encouraged to provide feedback by placing sticky note comments.

#### Goals of the community session:

- Provide people with information about the proposed development
- Obtain local knowledge about issues and opportunities related to the subject site
- Gain feedback from residents that will assist in the decision making for the proposed development

## Project Background


### Welcome!


At today's Open House, you can:


- Learn about what the project team is proposing
- Provide feedback and share your thoughts on the proposed Outline Plan and Land Use Redesignation
- Ask questions to the project team and learn about next steps


We look forward to hearing your thoughts on the proposed development. To speak with a project team member, look for the blue name tags!

### How we're engaging:

  
ON-SITE  
SIGNAGE

  
POSTCARDS  
TO NEARBY  
RESIDENTS

  
COMMUNITY  
INFORMATION  
SESSION

  
WHAT WE  
HEARD  
REPORT

### Project Background


Minto Communities intends to develop the parcel located at the southeast corner of 17 Ave SE and 84 St SE into an exciting new Transit Oriented community in east Calgary, registered under the LEED® for Neighbourhood Development (LEED ND) green buildings program.

As the first step in the approval process, O2 Planning + Design has submitted an Outline Plan and land use amendment (rezoning) application to the City of Calgary to redesignate the land from the existing Special Purpose - Future Urban Development District (S-FUD). The northern portion of the site will be redesignated to Mixed Use - General (MU-1) and the southern portion of the site will be redesignated to Multi-Residential - Low Profile (M-1), with a small area at the very south to be designated Residential - Low Density Mixed Housing (R-G).

#### Key Project Highlights include:

- Introduce new development next to a planned BRT Station
- Provide an alternative to traditional suburban development
- Feature a human-scaled, compact urban form
- Support multi-modal and active transportation choices
- Provide housing diversity for residents of east Calgary
- Introduce new community-oriented retail space
- Create new jobs in the community of Belvedere

East Hills Village Outline Plan & Land Use Amendment


O2

## Outreach Summary

### WHAT WE HEARD

Participants at the open house were encouraged to provide feedback. The following is a summary of the comments that were received.

FEEDBACK	APPLICANT COMMENTS
Participants were interested to learn how the proposed development will get servicing for water. As the residential properties to the south and east are not on City servicing, residents are hopeful that development nearby will help them get servicing.	The proposed development will be the first on the south/east side of the 17th Avenue and 85th Street SE intersection. As a potential catalyst for other development nearby, servicing may work its way south and east.
Participants were interested in the plans for 84th Street SE. Particularly, how the proposed 84th Street alignment will impact nearby properties.	The proposed 84th Street SE alignment conforms with the Belvedere ASP. The proposed cross section and interfaces with surrounding land uses are the result of careful analysis by the applicant and the City.
Some attendees were curious about how the proposed development can be approved so close to an existing landfill.	A Phase 2 ESA has been prepared for the site and has not revealed any results that suggest that the site should not be developed as proposed.

### NOTE:

Engagement participants are largely supportive of the proposed development. People are excited to see progress and the benefits that a development of this kind can bring to the area.

Potential benefits mentioned by participants include:

- Servicing
- Transit options
- Improved transportation infrastructure
- New community amenities (parks, commercial activity, paths and trails, etc.)